



07/12

ISLE of
WIGHT
COUNCIL

Delegated decision report

DECISION UNDER DELEGATED POWERS

DECISION CANNOT BE TAKEN BEFORE WEDNESDAY, 6 MARCH
2013

Title **DEVELOPMENT OF A NEW HOUSING STRATEGY AND APPROVAL
OF THE TENANCY STRATEGY**

Report to **CABINET MEMBER FOR ADULT SOCIAL CARE AND HOUSING**

EXECUTIVE SUMMARY

1. On 19 September 2007, Council approved a Housing Strategy to cover the period from 2007 to 2012. This strategy reflected the legislative framework in place in 2007, and also the housing circumstances facing at the Island at that time. With the lifetime of that strategy having now concluded, and with both legislation and local circumstances having changed considerably, it is now an appropriate juncture for the Council to develop a completely refreshed Housing Strategy for 2013 onwards, as the basis for future work in this service area.
2. The Localism Act 2011 has introduced a number of provisions that give local authorities a greater degree of freedoms and flexibilities in developing policies that are tailored to the particular circumstances of their area. It also places obligations on local authorities to produce a Tenancy Strategy that sits alongside its wider Housing Strategy, Homelessness Strategy and Housing Allocation Policy. Furthermore, Registered Providers (RPs) (often known as Housing Associations) are expected to have due regard to the local authority's strategies when determining the allocation of their housing stock.
3. Work has already taken place to develop a Tenancy Strategy and this is being proposed for agreement as part of the recommendations in this paper, as the first element of the wider new Housing Strategy. In particular, the proposed Tenancy Strategy offers the introduction of fixed term tenancies for the first time, to ensure that the limited availability of social housing is more appropriately reviewed and prioritised, on an ongoing basis, for those in greatest need at any one time. This strategy has been developed in working partnership with colleagues from registered providers, and other agencies. It is recommended that the proposed Tenancy Strategy is implemented to allow all parties to comply with the legislative duty upon them.
4. It is also proposed that a number of additional and complementary housing-related measures and activities are developed for future implementation, including:

- a) A new and comprehensive Housing Needs Survey is undertaken to inform the development of the new Housing Strategy which will be brought to Council later in the year;
- b) A review of the Housing Allocation Policy, for consultation and agreement, household income thresholds to help determine whether families are eligible or ineligible to be housed in the limited stock of social housing on the Island, and also introduces a degree of prioritisation for those residents who are in employment or taking steps towards securing employment. Furthermore the Council will ensure, through its Housing Allocation Policy, that those who are serving or have served in the Armed Forces are given access to advice and are not disadvantaged in the allocation decisions that are made (in line with the provisions of the Armed Forces Covenant);
- c) A continuation and expansion of the use of Local Lettings Policies and the Homefinder Scheme, which would also be complemented by the introduction of an explicit Local Connection criteria in the Housing Allocation Policy (as permitted under the Localism Act) which would strengthen the ability to prioritise the allocation of social housing to those residents with a strong and long-standing connection to the Island, and also where appropriate to those residents in particular types of employment;
- d) A proposed Relocation Incentivisation Scheme, for consultation and agreement, to encourage and assist tenants in downsizing where appropriate, particularly in light of the forthcoming changes to housing benefits;
- e) A £1m First Time Buyer Fund to help Island residents take initial steps onto the housing ladder, by helping to bridge the gap between the deposit that home-seeking residents are able to raise and that required by banks and building societies to approve a mortgage.

5. The new Housing Strategy, incorporating the measures set out above (once developed), is intended to take into account four overarching principles:

- a) To ensure that the limited public resources available to support the provision of housing is used as effectively as possible on an ongoing basis, with periodic reviews of circumstances, thus ensuring that residents only receive a level of support that reflects their particular needs at that point of time – rather than on an indefinite basis, irrespective of circumstances;
- b) To ensure that publicly-funded support in addressing housing needs is generally seen as an interim step towards greater self-reliance and personal responsibility, with the aspiration towards self-funded home ownership being the concluding step of that journey wherever possible;
- c) To ensure that future housing provision on the Island is overwhelming prioritised and restricted (wherever possible) to those residents with a longstanding Island connection, whilst recognising that the open market sale of private properties will provide for those individuals wishing to settle on the Island with a desire to invest in the growth of the local economy;
- d) To ensure that, for the first time, the prioritisation of social housing is linked into employment and training and that such economic-related circumstances are recognised when determining how such housing is prioritised.

BACKGROUND

6. The 2007-2012 Housing Strategy was agreed by the Council on 19 September 2007 and has remained in place ever since. This has been complemented by a range of subsequent

Cabinet decisions, including the most recent version of the Corporate Plan (2011-13) which summarises the corporate priority of Housing and Homelessness. With the Corporate Plan due to expire at the end of this council term and the Housing Strategy having effectively reached the end of its life, it is necessary to review the current policy framework for housing and make develop proposals for how it could be reflected in any future plans and strategies.

7. The need for a review is considered particularly necessary in light of the significant greater freedoms and flexibilities granted to local authorities in the Localism Act 2011, a number of which relate to housing. It is therefore timely to review the Council's overall approach to housing and how it wishes to shape the future of the housing agenda over the coming years, also taking into account the policies and provisions contained within the Island Plan Core Strategy, as agreed in March 2012.
8. In order for the overarching future Housing Strategy to be as comprehensive and up-to-date as possible, it is anticipated that the development and final implementation of such a strategy will take place on a staged basis – and this paper sets out the first step towards it by recommending a Tenancy Strategy to be implemented. A number of further consultations and processes, including a new Housing Needs Survey, would need to be undertaken to inform any new Housing Strategy – to ensure it takes into account the current and projected future needs on the Island, in the context of revised policies.

TENANCY STRATEGY

9. Under the Localism Act 2011 the Government is enabling the providers of social housing to use the flexibility of fixed term tenancies as an alternative to secure lifetime tenancies (often known as “assured tenancies”). This recognises that tenancies are often granted by local authorities or registered housing providers to meet an immediate need, such as overcrowding or homelessness, but these circumstances are likely to be subject to change over a period of time. It also recognises that the criteria by which tenants may have initially qualified for the provision of social housing may subsequently no longer apply, and therefore the continued (and previously indefinite) provision of such housing may no longer be justified and there may be another household who would be considered to have a greater immediate need for access to such housing. The purpose of the Tenancy Strategy is for the Council to set out how it intends to apply the new provisions for tenancies being used at a local level.
10. Registered providers are expected to have due regard to local authority's strategies in framing their own policies and the Council has worked closely with colleagues from registered providers in the development of this proposed Tenancy Strategy.
11. The proposed Tenancy Strategy is intended to provide broad guidance to registered providers operating on the Isle of Wight, informing their policies and practices to produce lettings for housing applicants that meet local housing need and improve the social housing market functioning across the Island. It seeks to do this by:

- a) Enabling the best use of social housing across the Island through greater tenancy flexibility, whilst maintaining a reasonable level of security of tenure to tenants. The attached Tenancy Strategy sets out the full details of the Council's proposal, which anticipates that a new tenancy will be for a period between two and five years;
- b) Providing broad guidance and direction to registered providers regarding their use of fixed tenancies;
- c) Indicating to current and prospective tenants what they can expect from the tenancies offered by registered providers managing stock on the Island;
- d) Supporting the development and continuation of sustainable mixed communities;
- e) Addressing the issues of affordability by seeking to maximise the availability and turnover of social rented properties and accepting the need for Affordable Rent properties as a means of securing additional affordable rented homes;
- f) Helping to meet local housing needs.

12. The Council encourages the use of flexible fixed term tenancies where possible, to maximise the best use of social housing stock. It acknowledges that there will still be a small minority of circumstances where lifetime tenancies will be granted, as detailed in the Tenancy Strategy, which is set out in Appendix 1 to this report. This strategy is recommended for adoption at the end of this paper.

STRATEGIC CONTEXT

13. Housing and Homelessness together form one of the eight corporate priorities in the Corporate Plan 2011-13. The Plan details the need to ensure that the Council continues to work with providers of housing to meet the needs of those who are unable to buy their own homes and that those who either through old age, disability, or other vulnerabilities needing a property that is either designed for their specific use or adapted for their needs are met.

14. The Sustainable Community Strategy 2008-2020 has four key priorities for the Island, one of which being is a *Healthy and Supportive Island*. Within this key priority it is noted that the Council will support vulnerable people to live independent lives and ensure people of all ages have places to live and things to do in their local area.

15. Implementation of the Tenancy Strategy will ensure that better use is made of the Island's social housing stock and it is allocated to those who need it when they need it, in accordance with the Council's strategies. It also ensures a more effective use of public resources.

16. The Tenancy Strategy also has a number of important links to other key national and local documents, strategies and policies, including:

- the Island's Housing Allocation Policy, as per Section 166A of the Housing Act 1996;
- Island Homefinder Choice based lettings framework;
- IW Council Homelessness strategy 2008-2013 as per Section 1 of the Homelessness Act 2002;
- IW Council Housing Strategy 2007-2012.

DEVELOPMENT OF THE NEW HOUSING STRATEGY

17. In addition to the proposed Tenancy Strategy, there are a number of additional and complementary housing-related measures being proposed for development for future implementation. These are all intended to feed into the new Housing Strategy, which would be brought to Council later in 2013.
18. Firstly, it is proposed that a new and comprehensive Housing Needs Survey is undertaken to inform the development of this new strategy. It is recommended that this commences as soon as reasonably possible, once officers have agreed – in consultation with the Cabinet Member – the manner in which this survey is undertaken.
19. Following the introduction of the Tenancy Strategy it is the Council's intention to fully consult RPs and Island residents over the introduction of more detailed amendments to the Island's Housing Allocation Policy. It is intended that such changes would complement the new Tenancy Strategy. In particular, it will be proposed that household income thresholds are reviewed to determine whether applicants are eligible or ineligible for housing. This would mean that any households in receipt of an income in excess of these thresholds would be banded accordingly and given a low priority.
20. It is also proposed to use the provisions in the Localism Act to encourage residents to make a full contribution to both the Island's economy and community, where they can. In particular, the Act is designed to assist local authorities in making full use of new freedoms to encourage work and mobility, and to tailor priorities to meet local needs and local circumstances. It is therefore proposed that an additional criteria will be developed for inclusion in the Housing Allocation Policy which would offer a degree of prioritisation to those Island residents who are working, actively seeking work, undertaking specific training designed to help them secure work or undertaking voluntary work would could reasonably be considered to assist them in making steps towards securing gainful employment. It is envisaged at this stage that the onus will be on the applicant to produce proof that they meet such a new priority.
21. It is considered that if such an additional criteria is introduced it will encourage Island residents who are able to work to recognise that taking a pro-active approach to securing employment will aid them to have their housing needs addressed. This will place an incentive on these prospective tenants to raise their aspirations and ambitions and help them make a positive contribution to the Island's economy and its communities.
22. It is also proposed that additional requirements are placed in the Housing Allocation Policy to more explicitly support the prioritisation of social housing to those residents with a strong and long-standing connection to the Island. Whilst this has been an overriding approach over recent years, the Localism Act enables the Council to reinforce its prioritisation of local residents by strengthening the Local Connection criteria in its Housing Allocation Policy. This intended approach would be complemented by the expansion and use of Local Lettings Policies and the Homefinder Scheme. In particular, consideration will be given to how the Housing Allocation Policy could be used to ensure that a proportion of the housing allocations are made to those residents engaged in particular types of employment e.g.

where skills are in a short supply or there is a particular focus on future sector growth. This could expand beyond what was traditionally known as “key workers” (those within the public sector) to include those in working in key industries which are considered to be of importance to the Island, such as the renewable energy sector.

23. It is also proposed that those Island residents who are serving or have served in the Armed Forces are given access to advice in finding suitable accommodation for them and their families, and will not be disadvantaged in any respect when allocation decisions are made. This commitment would be set out explicitly in the Housing Allocation Policy, in line with the provisions of the Armed Forces Covenant. The needs of armed forces personnel and their families will also be considered in the development of the wider new Housing Strategy.
24. For those existing and long-standing tenants who have assured (fixed, secure) tenancies, it is recognised that many of them may wish to downsize to properties which are considered to be more suitable to the reduced size of their families later in life, and potentially more accessible in the circumstances of restricted mobility. The Council therefore intends to work with the RSLs in developing a comprehensive Relocation Incentivisation Scheme (linked in with the Housing Allocation Policy) to encourage and assist tenants in downsizing where appropriate. This could include looking at how existing tenants could be assisted in identifying more suitable properties to live in and also helped with the logistics associated with making a property move. It is considered that these are potentially the greatest practical barriers to existing tenants being able to make such a change, particularly if they do not have close family support to assist. This intended approach will be supported by the provisions in the Localism Act which allow the Council, in its Housing Allocation Policy, to introduce an additional priority for existing local social housing tenants who are under occupying their current homes to relocate to more appropriately sized housing stock elsewhere.
25. The need for such an approach is also considered to be timely and appropriate in light of forthcoming changes to housing benefit which will result in some households facing a significant reduction in their entitlement due to having unoccupied bedrooms in their existing properties. This will require a number of tenants to consider whether they can continue to afford living in their existing properties and whether they need to downsize to smaller properties for which the rent is likely to be more commensurate to the amount of housing benefit they will receive in the future.
26. By introducing a Relocation Incentivisation Scheme, the Council intends to work with its RP partners and help these existing tenants in helping them make informed decisions to downsize and assist them with the process of moving to more suitable accommodation. One of the very obvious benefits arising from such changes will be the freeing up of existing social housing stock for younger families who may be in greater need of such larger properties than the existing tenants. A fixed-term tenancy would be granted to the new tenants, in line with the Tenancy Strategy, thereby bringing more of the existing social housing stock into line with the new policy and ensuring greater future flexibility.
27. At the time of publishing this report, the Cabinet has recommended to Council a capital programme which includes £2.23 million of investment in housing. As has been exemplified in the budget paper which will be considered by Council on 27 February 2013, it is being proposed that £1 million of this is allocated to a First Time Buyer Fund to help Island residents take the initial steps onto the housing ladder. In an initiative – known as the Local Authority Mortgage Scheme (LAMS) – the Council intends to work with major high street

banks and building societies to help would-be home owners bridge the gap between the mortgage deposit they are able to raise and that required to secure an agreed mortgage. This scheme is already being successfully implemented by a number of local authorities elsewhere in the country.

28. Under the scheme, first time buyers on the Island would only need a 5% deposit to buy their first home, with the Council (through an agreed bank(s) / building society(s)) indemnifying a further 20%, giving these buyers access to lower mortgage rates than they would normally have with a small deposit. Prospective buyers would still need to be able afford their mortgage repayments, but would not need to first of all save the large deposit that lenders now ask for, with 20-25% of the price of a property being common place in the current market. It is estimated that the scheme will initially help around 40 first-time buyers onto the housing ladder, although if successful the returned surety could be subsequently reinvested in support of additional home purchasers on the Island.
29. The Council is currently working with Sector Treasury Services (authorised and regulated by the Financial Services Authority) to explore how a preferred partner lender(s) (a bank or building society) would deliver the scheme on the Council's behalf to Island residents. Under the scheme, the Council will lodge £1 million surety with a high street bank or building society for a five year period. The Council would be paid interest on its £1 million investment and this sum would be returned to the local authority – less any money that has been used through acting as guarantee to any mortgage defaulters – at the end of five years.
30. By seeking to address a significant barrier to home ownership (raising a sufficient level of deposit), it is considered that the scheme will not only allow a greater number of Island residents to own their own home, but by doing so will also free up social and private sector rented housing for other families on the Island who are not yet in a position to secure home ownership, even under this scheme. The potential knock on benefits to the Island's economy and the housing market as a whole are also recognised. Furthermore, the scheme fits with the principle stated in the Executive Summary of this report that the aspiration towards home ownership, as the final step on the housing journey (if at all possible), will be a more realistic prospect for a greater number of Island families.
31. It is recommended that IW Council officers are authorised to undertake further work in developing this scheme and prepare a Cabinet Member delegated decision report to set out how the scheme would be implemented, and this paper would be considered before the end of March. Part of this process will be in ensuring that the necessary safeguards are put in place to protect the Council's interests and minimise the risks of defaulting by ensuring that mortgages are only granted to those potential homeowners who are clearly able to meet the monthly payments associated with the mortgage they are wishing to secure. All applicants will have to demonstrate that they are able to make the repayments as stringently as they would normally have to do with any mortgage application to a bank or building society.

CONSULTATION

32. A number of the additional housing-related measures proposed in this paper will be subject to forthcoming consultation (including a new Housing Needs Survey) ahead of any decisions whether to press ahead with implementation. This will also apply to the new Housing Strategy which will be consulted on before it is brought to Council. The exception

to the need for further consultation is the Tenancy Strategy, which has already been consulted on and is proposed for implementation in the recommendation.

33. Section 151 of the Localism Act 2011 gives the following instructions to local authorities in the preparation of the Tenancy Strategy:

- 1) Before adopting a tenancy strategy, or making a modification to it reflecting a major change of policy, the authority must—
 - a. send a copy of the draft strategy, or proposed modification, to every private registered provider of social housing for its district, and
 - b. give the private registered provider a reasonable opportunity to comment on those proposals.
- (2) Before adopting a tenancy strategy, or making a modification to it reflecting a major change of policy, the authority must also—
 - a. consult such other persons as the Secretary of State may by regulations prescribe, and
 - b. in the case of an authority that is a London borough council, consult the Mayor of London.
- (3) The authority must, in preparing or modifying a tenancy strategy, have regard to—
 - a. its current allocation scheme under section 166A of the Housing Act 1996,
 - b. its current homelessness strategy under section 1 of the Homelessness Act 2002, and
 - c. in the case of an authority that is a London borough council, the London housing strategy.

34. The Tenancy Strategy was drafted in conjunction with its Island HomeFinder choice based lettings scheme housing registered partners Spectrum Medina Housing Association, Southern Housing Group and Vectis Housing Association.

35. In order to comply with Section 151 of the Localism Act further detailed consultation was carried out with all other registered providers holding stock on the Island as follows:

- Housing 21 Housing Association;
- Anchor Trust;
- Stonham Housing Association;
- Hyde Martlet Housing Association;
- Abbeyfield Housing Association;
- Places for People;
- Reside;
- Landspeed;
- Island Cottages;
- Solent Housing Co-operative;
- Western Challenge.

36. These registered providers were given a period from 12 November 2012 to 30 November 2012 to provide comments with regard to the Tenancy Strategy but following the close of the consultation period no comments had been received. It is noted that a number of these providers are part of larger housing groups and they likely to have been aware of or seen similar strategies being proposed elsewhere in their housing areas.

FINANCIAL / BUDGET IMPLICATIONS

37. There will be no immediate budget or financial implications to the local authority in the implementation of the Tenancy Strategy, although there are likely to be wider benefits of using the limited resources of social housing more effectively in the future. The Tenancy Strategy merely outlines the ways in which registered social housing providers should have regard to the contents of the strategy when framing their policies and which the local authority are obliged to publish under the Localism Act 2011.
38. There are of course potential budget and financial implications of the other housing-related measures and the new Housing Strategy being proposed for development in this paper and these will be considered in due course in future decision making processes. Any financial implications at this stage are limited to the officer time associated with developing such policies.

LEGAL IMPLICATIONS

39. Section 150 of the Localism Act states that a local housing authority in England must prepare and publish a tenancy strategy setting out the matters to which the registered providers of social housing for its district are to have regard in formulating policies relating to the kind of tenancies they grant, the circumstances in which they will grant a tenancy of a particular kind, where they grant tenancies for a term certain, the lengths of the terms and the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy. The strategy must summarise those policies or where they may be found.
40. The Housing Authority must have regard to the statutory guidance (Allocation of accommodation: Guidance for local housing authorities in England, 29 June 2012) issued under s169 Housing Act 1996 when exercising functions and drafting policies under the Localism Act 2011.
41. The other housing-related measures and the new Housing Strategy that will be developed as a result of this paper should be done so in accordance with the provisions set out in the Localism Act 2011 and other relevant legislation and regulations.

EQUALITY AND DIVERSITY

42. As a public body the Council is required to meet its statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share a protected characteristic and people who do not share it. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
43. Under the Equality Act 2010 the Council is required to have due regard to its equality duties when making decisions, reviewing services, undertaking projects, developing and reviewing policies. To this end the Council has considered the Tenancy Strategy by carrying out an initial Equality Impact Assessment (EIA) to determine if the change in strategy continues to promote equality and diversity, ensures legal compliance and also to consider if the proposed change meets the needs of the Island's community.

44. The Council has consulted on the proposed Tenancy Strategy statement with local Affordable Housing providers. Therefore the stage one EIA for this strategy has been submitted with this paper.
45. The stage one EIA shows that it is not expected that a detrimental effect on protected or vulnerable groups will be affected by the introduction of an amended Tenancy Strategy as protected groups such as older and disabled residents will still be offered specialist provision by Affordable Housing providers.
46. There will be a need for further EIAs in relation to the development of the other housing-related measures being proposed in this paper and the new Housing Strategy when it is considered.

PROPERTY IMPLICATIONS

47. There are no Isle of Wight Council property implications in relation to the implementation of the Tenancy Strategy, and no immediate ones in relation to the other housing-related measures being proposed or the intention to develop a new Housing Strategy.

OPTIONS

48. The Isle of Wight Council must implement a Tenancy Strategy in accordance with the Localism Act 2011, Part 7, Chapter 2, section 150.
49. Option One would be to implement the Tenancy Strategy and comply with the obligations set out in the Act.
50. Option Two would be not to implement the Tenancy Strategy and therefore not comply with the obligations set out in the Act, resulting in reputational damage to the local authority, and possible legal challenge.
51. Option Three would be to agree to the development of other housing-related measures (in addition to the Tenancy Strategy) as set out in the recommendations to this report, in preparation for a new comprehensive Housing Strategy being developed and subsequently agreed.

RISK MANAGEMENT

52. The introduction of the Tenancy Strategy, which responds to the Localism Act, is a statutory requirement. The Council would run significant reputational risk in the event that it failed to introduce such a strategy.
53. There would be two clear reputational impacts. The first would be that the Council would fail in its statutory duty. The second is that the Council has raised the expectation of change with its housing partners, as detailed above, in relation to the introduction of the strategy. As the introduction of this strategy will enable the Council and its housing partners to make the most effective use possible of the Island Stock of social housing then, if the strategy was not introduced it is conceivable that, over time, a number of residents might not have access to the affordable home which they need.

54. The risks in relation to the other housing-related measures are not being fully assessed at this stage, other than to say that they will be fully considered in the detailed preparation of proposals and considered in the future decision-making processes, including that in relation to the new Housing Strategy.

EVALUATION

55. The Isle of Wight Council must implement a Tenancy Strategy in accordance with the Section 150 Localism Act 2011.

56. The option to implement the Tenancy Strategy has been recommended in order that the Isle of Wight Council can comply with the obligations under the Act. This option is also recommended to help provide a consistent approach to registered providers who own stock on the Island in the allocation of their housing stock.

57. The implementation of the Tenancy Strategy will ensure that the utilisation of housing stock meets the needs of those requiring housing on the Island and in compliance with the Island HomeFinder choice based lettings framework and allocations scheme.

58. The implementation of fixed term tenancies will also ensure that registered providers review the need for accommodation and that it is best utilised for those who are unable to exercise alternative housing options.

59. By not implementing the Tenancy Strategy the Council would not meet its obligations under the Localism Act 2011. The Council therefore faces the risk of reputational damage in not complying with the Government's directive. It also faces the risk of reputational damage from its partner registered providers who will be looking to the council for guidance in the expected framing their own local policies.

60. It is considered that the other housing-related measures which have been proposed in this report have significant potential merit and it should be agreed that they should be developed for consultation (where needed) in advance of subsequent decisions to implement them. It is also considered that the development of a new Housing Strategy is much needed and that these various proposed measures and the principles set out in paragraph 5 of this report provide a useful starting point for this work.

RECOMMENDATION

61. That the Tenancy Strategy is implemented to allow all parties to comply with the legislative duty; to provide a consistent approach to the allocation of housing stock on the island; and to provide guidance to registered providers in framing their own policies.
62. That the various additional housing-related measures that are set out in paragraphs 18 to 31 of this report are developed for consultation (where needed) in advance of subsequent Cabinet or Cabinet Member decisions to implement them.
63. That a revised Housing Strategy is developed – taking into account these additional measures along with the principles set out in paragraph 5 of this report – and is brought to Council later in the year.

APPENDICES ATTACHED

64. [APPENDIX 1](#) – Tenancy Strategy.
65. [APPENDIX 2](#) - Equalities Impact Assessment Stage One document

BACKGROUND PAPERS

66. [Localism Act 2011 Part 7, Chapter 2, section 150-153](#)
67. [IOWC Housing Strategy 2007-2011](#)
68. [Island Homefinder Choice based lettings framework](#)
69. [IOWC Homelessness strategy 2008-2013 under section 1 of the Homelessness Act 2002.](#)

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IAN ANDERSON
*Director for Community Wellbeing
and Social Care*

COUNCILLOR STUART HUTCHINSON
*Cabinet Member for
Adult Social Care and Housing*

Decision

Signed

Date